| 129.0 | 0001 | 0002.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,673,900 | / | 1,673,900 |
| USE VALUE: | 1,673,900 | / | 1,673,900 |
| ASSESSED: | 1,673,900 | / | 1,673,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 31 | | JASON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LEWIS RICHARD/ETAL |
| Owner 2: | MORREALE JOANNE |
| Owner 3: | |
| Street 1: | 31 JASON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MAGLIOZZI THOMAS L--ETAL - |
| Owner 2: | MAGLIOZZI JOANNE C - |
| Street 1: | 31 JASON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 20,053 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Clapboard Exterior and 3106 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 20053.000 | 747,400 | 7,100 | 919,400 | 1,673,900 |
| Total Card | 0.460 | 747,400 | 7,100 | 919,400 | 1,673,900 |
| Total Parcel | 0.460 | 747,400 | 7,100 | 919,400 | 1,673,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.92 | /Parcel: 538.9

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 83536
GIS Ref:
GIS Ref:
Insp Date: 11/24/17

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 129.0-0001-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 747,400 | 7100 | 20,053. | 919,400 | 1,673,900 | 1,673,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 557,800 | 7200 | 20,053. | 970,500 | 1,535,500 | 1,535,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 556,100 | 6600 | 20,053. | 715,100 | 1,277,800 | 1,277,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 556,100 | 6600 | 20,053. | 684,500 | 1,247,200 | 1,247,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 556,100 | 6600 | 20,053. | 633,400 | 1,196,100 | 1,196,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 527,000 | 6700 | 20,053. | 531,200 | 1,064,900 | 1,064,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 527,000 | 6700 | 20,053. | 519,000 | 1,052,700 | 1,052,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 527,000 | 6700 | 20,053. | 494,400 | 1,028,100 | 1,028,100 | | 12/13/2012 |

!10117!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:28:03 |

## LAST REV

| Date | Time |
|---|---|
| 11/13/18 | 10:09:16 |
| danam | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 83536 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10117

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MAGLIOZZI THOMA | 32494-451 | | 3/14/2001 | | 1,000,000 | No | No | | |
| | 15658-437 | | 6/1/1984 | | 190,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/25/2018 | 1389 | Inter Fi | 35,300 | C | | | | 3RD fL RENO |
| 9/19/2018 | 1360 | Inter-De | 3,000 | C | | | | |
| 7/8/1996 | 323 | | 70,000 | | | | | 17X14 6X10 ADDITIO |
| 10/28/1992 | 557 | Manual | 5,000 | | | | | REBUILD PORCH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/24/2017 | MEAS&NOTICE | HS | Hanne S |
| 4/13/2009 | Inspected | 189 | PATRIOT |
| 2/10/2009 | Measured | 336 | PATRIOT |
| 5/5/2001 | MLS | MM | Mary M |
| 10/28/1999 | Meas/Inspect | 256 | PATRIOT |
| 7/27/1992 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 20053 | | Sq. Ft. | Site | | 0 | 90. | 0.51 | 10 | | | | | | | | | 919,440 | | | | | | 919,400 | |

Total AC/HA: 0.46035 | Total SF/SM: 20053 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 919,440 | Spl Credit | Total: 919,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | A- - Very Good (- | | |
| Year Blt: | 1911 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 10 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 3 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.03574574 |
| Const Adj.: | 0.99890995 |
| Adj $ / SQ: | 134.500 |
| Other Features: | 137195 |
| Grade Factor: | 1.61 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 918164 |
| Depreciation: | 170778 |
| Depreciated Total: | 747385 |

## COMMENTS

OF = SINK IN BMT.

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 9 | BRs: 5 | Baths: 2 | HB 2

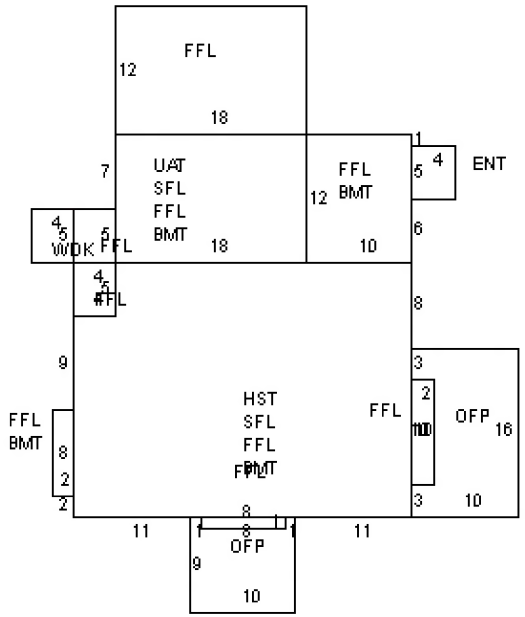
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 5 | |
| Totals | | | |
| 1 | 9 | 5 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 216.55 |
| Special Features: | 0 | Val/Su Net: | 180.62 |
| Final Total: | 747400 | Val/Su SzAd | 274.58 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,384 | 134.500 | 186,148 |
| BMT | Basement | 1,100 | 50.220 | 55,237 |
| SFL | Second Floor | 964 | 134.500 | 129,658 |
| HST | Half Story | 374 | 134.500 | 50,303 |
| OFP | Open Porch | 222 | 23.910 | 5,307 |
| UAT | Upper Attic | 54 | 103.570 | 5,593 |
| ENT | ENTRY | 20 | 26.370 | 527 |
| WDK | Deck | 20 | 15.980 | 320 |
| | Net Sketched Area: | 4,138 | Total: | 433,093 |
| Size Ad | 2722 | Gross Are | 4674 | FinArea 3106 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 30 | G | |
| UAT | 100 | FLA | 100 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

129.0-0001-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X20 | A | AV | 1940 | 21.94 | T | 40 | 101 | | | 4,700 | | | 4,700 |
| A2 | WOOD SHD | D | Y | 1 | 8X20 | A | AV | 1970 | 7.25 | T | 39.2 | 101 | | | 700 | | | 700 |
| 19 | Patio | D | Y | 1 | 22X18 | A | AV | 2004 | 3.20 | T | 12 | 101 | | | 1,100 | | | 1,100 |
| 19 | Patio | D | Y | 1 | 10X16 | A | AV | 2000 | 4.59 | T | 15.2 | 101 | | | 600 | | | 600 |

More: N | Total Yard Items: 7,100 | Total Special Featues: | Total: 7,100